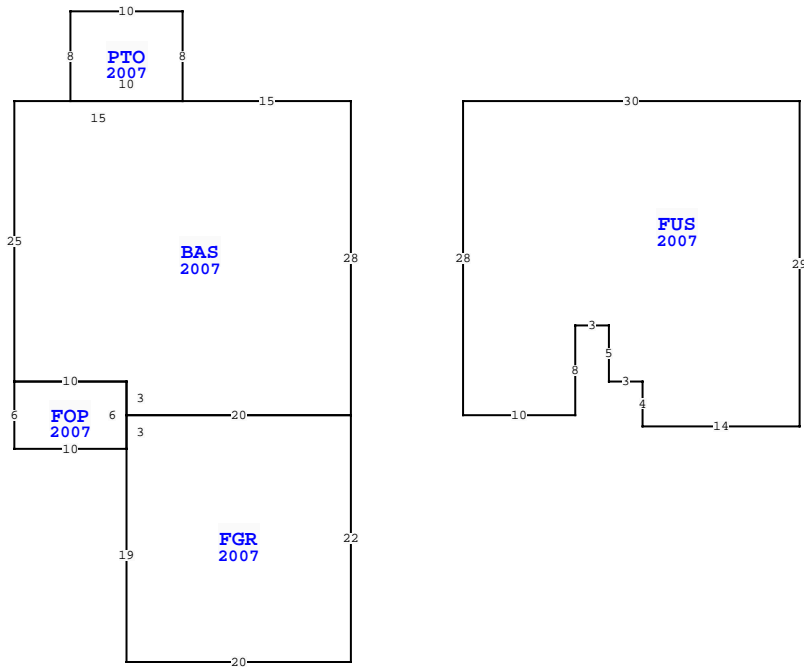




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	810	100	810
FGR	440	55	242
FOP	60	30	18
FUS	821	100	821
PTO	80	5	4
			SUBAREA MARKET VALUE
			79,150
			23,647
			1,759
			80,224
			391
TOTALS	2,211		1,895
			185,170

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,895	116.4240	105.07	199,108	2007	2007	0	0	7.00	93.00	
1 SINGLE FAM - 100% - 2009 Heated Area: 1631 HX Base Yr 2009												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			185,170
TOTAL MARKET OB/XF VALUE			4,050
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			244,220
SOH/AGL Deduction			119,638
ASSESSED VALUE			124,582
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			74,582
TOTAL JUST VALUE			244,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20073	NEW CONSTR	2,000	10/01/2007
ML3337	H/AC	0	10/01/2007
C20475	CO ISSUED	0	09/01/2007
B20475	NEW CONSTR	215,000	09/01/2007
PL2709	NEW CONSTR	0	09/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1115	8/08/2008	WD Q	Q	I		169,900
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: HARRIS KING D & CHA						
1500/0567	5/21/2007	WD U	V	19		333,200
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSTOM HOME						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=2007] W15 PTO=[YR=2007] N8W10S8E10 \$W15 S25  
 FOP=[YR=2007] S6E10 FGR=[YR=2007] S19E20N22W20S3\$N6W10\$  
 E10S3E20N28\$ PTR=E10 FUS=[YR=2007]  
 S28E10N8E3S5E3S4E14N29W30\$ W10 \$.

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	37	16	SF	6.50	6.50	100	2007	2007
2	0810	CONCRETE A	0	100	27	4	SF	6.50	6.50	100	2007	2007
TOTALS												
TOTAL OB/XF 4,050												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00
TOTALS												
TOTAL OB/XF 4,050												